

FY2016 Choice Neighborhoods Implementation Grants NOFA Questions and Answers

Note: In accordance with the HUD Reform Act, HUD cannot provide a determination to questions that ask about a specific situation (e.g. whether something would be eligible or how it would be rated) outside of reviewing a submitted grant application during its formal review process. This Q&A is meant to provide general clarification to the NOFA language.

- 1. It's clear in the NOFA that the local government of jurisdiction for my neighborhood has to be either the Lead Applicant or Co-Applicant. Must a local government have a Co-Applicant?**

No, as long as the local government can meet all the threshold requirements on its own, a Co-Applicant is not required.

- 2. The NOFA refers to a Transformation Plan that will guide the revitalization of the public housing and surrounding neighborhood. Does the eligible applicant need to have an existing Transformation Plan in place in order to apply for the Implementation Grant or can the applicant submit a proposed Transformation Plan with the overall Implementation Grant package?**

While there does not need to be a formal Transformation Plan in place, extensive planning should have already taken place. This grant application itself can only be the narrative exhibits and attachments that are specifically listed in the NOFA to be responsive to the NOFA requirements. You would not submit a separate plan document.

- 3. In the FY15/16 Choice Neighborhoods Planning Grants NOFA, properties that already had a RAD RCC were not eligible. Are Public Housing Authority properties that have received RAD Conversion Commitments eligible as target housing under this NOFA?**

No, the same standard applies to applications under this NOFA. This was accidentally left out of the NOFA as published on March 31, 2016. HUD posted a technical correction to the NOFA on May 9, 2016. Please refer to the new paragraph on page 19.

- 4. Under the Eligible Applicants description in section III.A.1, the NOFA states, "For-profit and non-profit entities that apply must own the target housing." Is "ownership" defined the same as "site control" on in the Site Control threshold on page 16?**

No, in the case of applicant eligibility, the for-profit or non-profit entity must own the target housing. "Site control" can be demonstrated by ownership or other means (such as a legally binding agreement to purchase the property).

- 5. The wording in the rating factor for Mixed-Income Development is confusing. Is the standard to earn any points just that at least 50 percent of the units must be non-replacement housing or must they also only be available to households earning above 60 percent of AMI?**

The standard to earn points is that at least half of the total units will be non-replacement units. Then points are awarded based on how many are available to households earning more than 60 percent of AMI. HUD posted a technical correction to the NOFA on May 9, 2016 to clarify.

- 6. If the Housing component of the Transformation Plan proposes the use of Section 8 project-based vouchers for replacement housing, must the Lead Applicant, Co-Applicant, or Housing Implementation Entity currently have site control?**

No, as stated in the NOFA, the site control requirement for purposes of this NOFA for this form of replacement housing is met by certifying “this will be done in accordance with the applicable regulations at 24 CFR 983.”

- 7. In the paragraph about Section 8 Project-based vouchers as replacement housing (page 24), the NOFA refers to PBVs “to be built” in eligible CNI replacement locations. Must PBV replacement units be new construction, or is it permissible to purchase existing, unassisted units that otherwise meet all of the requirements for replacement housing?**

The units are not required to be new construction; existing units are acceptable. HUD posted a technical correction on May 9, 2016 to clarify this.

- 8. If the Lead Applicant and the Housing Implementation Entity are the same entity/organization, can the reference examples used be the same in the respective sections while responding to the section-specific criteria?**

Yes. Applicants should be mindful to provide the information that is responsive to each rating factor and to present it clearly.